

Housing News

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Housing News is a publication of the Housing Development Consortium of Seattle - King County
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"The Voice for Low Income Housing in King County"



Oregon Place Apartments, 3600 S. Oregon Street

Oregon Place

In mid May Southeast Effective Development (SEED) will celebrate the completed renovation of Oregon Place, a four-building apartment complex located at 3600 South Oregon Street in Columbia City. The property is well located (close to shopping, transit, health services, a park and the Columbia City business district) but deferred maintenance had the buildings in poor condition. SEED became involved with the project in an effort to improve the living conditions for tenants, preserve affordable housing in the community and to improve the condition of the neighborhood in general. SEED bought the four buildings (all adjacent from each other) from two separate owners.

The rehab included extensive exterior work (new sewer lines, new paint, window flashing, new and repaired roofs, new landscaping, renovating the courtyard and installing security cameras) and interior improvements (appliances, flooring counter tops, baseboard and wall heaters, thermostats and lighting). Although they didn't add any units during the renovation, several of the apartments had been uninhabitable and were brought up to code. Because of the extensive nature of the renovations SEED needed to relocate tenants. Some families chose to

leave entirely, while some moved off-site and returned after the work was done. A few families were able to remain on-site during the entire process.

Oregon Place has a total of 39 units (11 one-bedrooms, 25 two-bedrooms and 2 three-bedrooms) at the four buildings. The project serves small families with incomes below 50% and 60% of the area median income.

The improved project has already made an impact on the neighborhood. Metro bus drivers, who park nearby, often came over to cheer on construction crews during the rehab. A new commercial development across the street from Oregon Place, including a Walgreen's and Tully's Coffee, is nearing completion – and in combination with the renovated housing is helping to improve the entire neighborhood.

Funders for Oregon Place include: the National Equity Fund, the City of Seattle - Office of Housing, Housing Trust Fund, WCRA, Wells Fargo and bond allocation from the Washington State Housing Finance Commission. Synergy was the contractor and the architect was Tonkin/Hoyne/Lokan. For more information on Oregon Place please contact Greg Elkerton at 206/760-4266.

Get to Know HDC's Officers

For the second in our series of Board Officers profiles we turn to Vice-President Betsy Lieberman, Executive Director of AIDS Housing of Washington (AHW). AHW has been a member of HDC since 1993. Founded in 1988 AHW provides housing for low-income people living with AIDS. Their projects include the Bailey-Boushay house, a 35-bed skilled nursing facility and day health center operated by Virginia Mason, and the Lyon Building, which provides permanent service



enriched housing for people with AIDS who also have a history of mental illness, substance abuse and homelessness. Betsy has served on HDC's board for two years; this is her first year as Vice-President.

Betsy grew up in New Jersey, Hawaii and California before venturing into the Midwest to attend Antioch College in Yellow Springs, Ohio. A social activist since high school, Betsy always knew she wanted to do something that would help her fulfill her social conscious. She didn't know it would be housing. Graduating with a BA in Political Science and Betsy went on to earn an MA in Health Administration at the University of Michigan.

Betsy spent ten years at the Pike Market Clinic. It was there that she first got involved with housing playing a role in the development of Heritage House, an assisted living facility for the elderly in Pike Market. Betsy's interest in approaching housing from the service side eventual led to her current position as founding director of AHW.

Asked what she would like to accomplish in the next five years for affordable housing, Betsy said that she was focused on working with HDC to develop of a new source of funding for housing (a 'big fund') and increasing the amount of private donations and philanthropy involved in affordable housing. This is in line with Betsy and AHW's tradition of running a capital campaign for all their projects and making sure they put private money in every project.

Apart from her role at HDC Betsy also serves on the board of Bailey-Boushay House, the board of the Neighbor-to-Neighbor Fund, the Advisory Board of the Sound Families Initiative, the Washington Mutual Community Investment Advisory Board and the Nonprofit Assistance Center board.

Some Fun Facts about Betsy:

Hobbies, leisure activities: Swimming, gardening, cooking, reading, spending time with her husband and their Airedale, Maggie Louise.

Length of commute: 15 minutes (3 miles).

Favorite food: Raspberries

Favorite color: Teal (just look at her house)

Favorite musician: Mozart

Ideal destination for a vacation: The beach

Field of knowledge in which she is an expert: AIDS housing. A close second is Roy Rogers, her childhood idol.

City Supports Strategies to Encourage More Accessory Dwelling Units.

By Pierre Rowan, Seattle Office of Housing

On March 30, 2001, the Housing, Human Services, Education and Civil Rights Committee reviewed a number of strategies proposed to encourage more people to build Accessory Dwelling Units (ADUs) in Seattle. ADUs, otherwise known as

"mother-in-law" apartments, are second units added to or provided within single-family structures.

Public outreach efforts, comprised of mailed surveys and focus group events, identified five barriers that may discourage people from building ADUs in the City. The City supports the following strategies to address these limitations:

Lack of Information on How to Go About Building an ADU

The City will participate with other agencies to develop a regional marketing and public outreach program. This will include working with staff in the Department of Design, Construction and Land Use to host "how to" workshops in the community. They will also coordinate occasional marketing and public outreach activities, such as writing articles and coordinating public service announcements.

Complex Permit Process

The City will support DCLU's efforts to establish a satellite permit center to provide a variety of DCLU services, including ADU applications. Additionally, the City will work to increase public assistance for ADU applicants through enhancement of services offered at Public Resources Center and the Applicants Services Center. The City will also encourage the consideration of permit fee subsidies for ADU applicants, subject to funding availability through the General Fund.

Restrictive Development Regulations

The City will consider ways to shorten the time involved to obtain a parking waiver and continue to work with DCLU to explore ways to allow detached ADUs, upon completion of the Demonstration Program for Innovative Housing Design.

Lack of Technical Assistance

The City will provide technical assistance to homeowners and potential homebuyers on issues such as selecting contractors/tenants and landlord-tenant laws. They will also consider providing one-on-one project feasibility analyses and specific assistance during development on an as-needed basis.

Lack of Financial Incentives and Restrictive / Inconsistent Lending Practices

The City will encourage private lenders to consider more "ADU-friendly" lending practices, including allowing consistent consideration of future ADU rental income in underwriting. They will also look into amendments to State law (RCW 84.36.400), which authorizes King County to offer a three-year property tax exemption for eligible improvements to single-family dwellings to add standard ADUs to the list of eligible activities.

Questions relating to these strategies may be directed to Pierre Rowen at the City of Seattle Office of Housing at tel: (206) 684-0684 or via email at pierre.rowen@ci.seattle.wa.us.

HUD Perception: Suspended Housing Program, Disgraced Officials

As "insiders" of the housing community we often have a different perception of the Department of Housing and Urban Development (HUD) than those who only read about it in the paper. To housing advocates and non-profit developers the benefits derived from HUD are easy to see around us every day and it is easy to be confused when the general population and elected officials are resistant to funding. HUD has always faced intense scrutiny from those who think the department is rife with corruption and wasted money. The recent rash of stories that are putting HUD in an unflattering light show that it is important for HDC and its members

to keep the positive side of housing in front of the public.

Earlier this month HUD Secretary Martinez temporarily suspended the Officer Next Door Program. Created in 1997 the program allowed law officers, and teachers to buy HUD-owned homes in revitalization areas at half-price and with down payments as low as \$100 down. HUD acquired the houses through mortgage foreclosures. Buyers agree to live in the home for three years. The program was suspended due to numerous allegations of fraud. Nine police officers have been convicted, many because they were renting out their houses. Martinez suspended the program until August 1 to give HUD time to tighten control over the program.

At the same time a \$9.5 million HUD project in Alaska has been put on hold. Federal auditors are claiming that the Clinton administration housing officials bowed to political pressure in approving the funds for a 40-student dormitory at Alaska Pacific University in Anchorage. The auditors claim that dormitory was approved "without any evidence that there was a need for the project" and that the dorm should cost on \$2.3 million (a quarter of the approved amount) to build. The auditors also pointed to internal memos that claimed there was no need for the project as indicators that the funding was politically motivated.

In San Francisco, Ronnie Davis has stepped down as executive director of the San Francisco Housing Authority following a grand jury indictment for taking more than \$315,000 in illegal bonuses and perks. Davis had previously been the head of HUD's blue-ribbon recovery team to wipe out crime and raise the level of public housing. San Francisco did not take steps to remove Davis until HUD barred him from handling federal funds.

Stories like these give the distinct impression that HUD and publicly funded housing in general is not able or willing to police itself. In contrast, housing produced in our state and by our non-profit housing community is efficiently produced, cost effectively maintained and welcomed by neighborhoods.

Tacoma Housing Trust Fund

On May 5, Tacoma will hold a special election on several bond issues for a total of \$60 million. They will vote on four separate issues: Public Safety and Services Facility, \$32 million; Neighborhood Improvements, \$16million; Recreation Facilities, \$7 million and Affordable Housing, \$5 million.

If the Affordable Housing bond issue is approved, the \$5 million will be used primarily for rental housing. It is hoped to create about 400 units and leverage up to \$25 million in additional funds. The ballot measure does not specify the priority target groups for the funds. If it is approved, it is

expected that additional criteria will be developed to guide the use of the funds.

If your organization works in Tacoma and is interested in supporting the campaign for the Tacoma Housing Trust Fund please contact Denny Hunthausen, Catholic Community Services at 253/502-2704.

Estimated Distribution of Housing Subsidies, By Income Quintile, for 2000.

Source: *Changing Priorities: The Federal Budget and Housing Assistance 1976-1999, March 2000, by Cushing Dolbeare.*

[This chart shows the amount the federal government pays for housing subsidies per household in five income ranges. Each quintile contains 1/5 of the total U.S. households in order of increasing income. The "tax expenditure" is mainly home mortgage deductions--tax revenue not collected.]

Quintile (Average Income)	Tax Expenditure	Housing Outlays	Total Per Household, Average
\$9,461	\$ 0	\$ 25	\$ 25
\$24,188	\$ 1	\$ 3	\$ 4
\$40,742	\$ 4	\$ 1	\$ 4
\$62,594	\$ 20	\$ 0	\$ 20
\$132,455	\$ 89	\$ 0	\$ 89
Total:	\$ 114	\$ 29	\$ 143

HUD Nominee

President Bush announced the nomination of Anna Maria Farias as Assistant Secretary of the Office of Fair Housing and Equal Opportunity. Farias serves on the Texas Commission on Human Rights. She was the Executive Director of the Housing Authority of Crystal City Texas, and he served as a member of the Wage Appeals Board of the Department of Labor under the first Bush administration.

THOR/A Proposed Changes

The Transitional Housing Operation and Rental Assistance Program (THOR /A provides transitional housing for homeless families with children so they can find suitable, affordable permanent housing. This includes an Operating Subsidy Program for transitional housing families and a Rental Assistance program that provides partial payments for rent assistance to homeless families with children. King County Housing and Community Development administers the funds for all projects in King County, including Seattle. The following changes have been proposed for the new

biennium, they will not go into effect until July 1, 2001:

- THOR funds may be used to pay for operating subsidies for newly constructed transitional housing units that are expected to lease up by September 1, 2001.
- The THOR income limit will be raised to 50% of the AMI (from 30%).
- THOR will now fund up to 50% of the project's operating budget.
- Costs must be prorated to the number of THOR clients in the project.
- THOR/A funds may be used to assure the family's stability for up to 6 months after they find permanent housing (up from 2 months).
- All participating agencies must complete the OCD eligibility checklist for each participant.
- All units occupied by THOR/A clients must pass a safety standard inspection prior to the release of the first subsidy
- Rent and subsidy calculations are currently being revised.

To learn more about these funds or for information on how to apply contact Debbi Knowles at 206/ 296-8649.

Federal Update

Source: *National Low Income Housing Coalition Memo to Members 3/23, 4/2, 4/6 and Center for Community Change Policy Alert #227.*

Budget Resolutions: On March 28, the House passed a budget resolution (H. Con Res. 83) that mirrored the Bush Administration's budget request submitted to Congress in February and included a \$1.6 trillion tax cut. The vote was mostly along party lines with 2 Republicans voting against and 3 Democrats voting for the bill. The Senate's budget resolution, which passed on April 9, slashed the tax cut by \$450 billion. Three Republicans crossed the aisle to vote with Democrats. The two versions will know go into conference committee to iron out the final details. The final tax cut will probably fall somewhere between the House's \$1.6 trillion and the Senate's \$1.3 trillion.

S. 607 – Homeowners Rebate Act of 2001 - Senator Wayne Allard (R-CO) introduced this bill, which will provide partial rebates of FHA mortgage insurance premiums. Housing advocates have been working to get legislation to use the same FHA funds for affordable housing production.

S. 652 – Rural Rental Housing Act of 2001 – Introduced by four Democratic Senators this bill provides \$250 million for the construction or

rehabilitation of rental housing in rural areas. The funds would be administered by the U.S. Department of Agriculture and would serve low and very-low income families. States would be required to match federal funds on a dollar for dollar basis.

S. 677 – Increase Income Level of the Low Income Housing Tax Credit. Introduced by Sen. Orrin Hatch (R-UT) this bill would allow tax credit projects to serve households based on the higher of statewide median income or the area median income. This means that in some areas LITC projects would be able to serve households with incomes above 60% of the area median income. This bill is identical to H.R. 951.

H.R. 247 – CDBG Storm Funds – On March 22, the house passed this bill that allows up to \$50 million in CDBG funds to be used to support storm shelters in mobile home parks. The bill passed by a vote of 401 to 6, however a number of Democrats were concerned that the bill went straight to the floor without first going through the Financial Services Committee.

H.R. 1191 – CDBG Funds - This bill would require that 80% of all CDBG funds be used to benefits low-income people. The bill would also insure that 40% of CDBG funds are used for activities that “directly” benefit very low-income people (incomes below 50% of MAI). The bill was introduced by Rep. Carrie Meeks (D-FL) and 51 co-sponsors. It has been referred to the House Financial Services Committee.

H.R. 1409 – Transfer of Oversight of GSE’s – This bill would transfer oversight of Fannie Mae and Freddie Mac to the Federal Reserve. HUD would retain authority over affordable housing goals and Fair Housing Act responsibilities. Rep. Richard Baker (R-LA) introduced the bill.

State Legislative Update

Housing Trust Fund – The Senate has passed its budget and it looks good for the affordable housing community. They have kept the HTF at the same level as the last biennium, although the allocation is different. Here’s how it breaks down:

Senate’s HTF: \$78 million

\$65 million HTF with setasides of \$5 million for DD and \$3 million for self-help housing;
\$8 million farmworker housing;
\$5 million homeless families;

This is a vast improvement over the Governor’s proposed budget:

Governor’s HTF: \$63 million

\$50 million HTF with no setasides;
\$8 million farmworker housing;
\$5 million homeless families.

However, the real battle looks like it will be in the House. The Democrats are looking to give the HTF more than the Senate, while the Republicans would like to see it with less than the Governor. Rep. Ed Murray is a co-chair of the Capital Committee and a long time friend of housing, but still looks like there is a tough fight ahead. The Legislature is supposed to adjourn April 22, but it may end up wrangling over the budget well into June. Here is what we have heard the two parties in the house would like to see the HTF look like:

House Democrats: \$83 million

\$70 million HTF with setasides unspecified;
\$8 million farmworker housing;
\$5 million homeless families;

House Republicans: \$60 million

\$50 million HTF with setasides unspecified;
\$5 million farmworker housing;
\$5 million homeless families.

SB 5936 – Document Recording Fee. The bill passed the Senate but did not make it out of the first House committee due to opposition by the committee co-chair and strong lobbying by the builders. However, since the Senate included the bill in its budget the bill is still alive!!

SB 5196 – Bond Cap Increase. This bill continues to move smoothly along. It has passed the Senate and is in the House Finance Committee.

SB 6092 – Property Tax Exemption. This bill passed the Senate and is now in the House Finance Committee. It is expected to be heard soon.

Events and Open Houses

Somerset Gardens Open House, April 27, 11:00am, 14700 NE 29th Place, Bellevue. The City of Bellevue and the King County Housing Authority invite you to celebrate the opening of this preserved affordable housing. For more information call Rhonda Rosenberg at 206/ 574-1185.

Workshops, Seminars & Conferences

Creating the Political Will to End Homelessness, April 28, 8:30am-4pm, St.

Mark's Cathedral, Seattle. The purpose of this event is to provide a public forum for the church to exert moral leadership by calling for an end to homelessness in the Seattle/King County area. Cost: \$12 per person. For more information or to register call Stephanie at 206/ 323-0300.

Concurrency: Making It Work in Your Community, April 30, 8:30am-4:00pm, Sea-Tac Marriott Hotel. Sponsored by the Office of Community Development. This growth management workshop will discuss the features of successful programs as well as identify difficulties and how they can be overcome. Cost: \$25. To register call Michelle Velez at 306/ 725-3000 or michellev@cted.wa.gov.

Housing & Community Development.com: Partnership in a Digital Age, April 30-May1, Seattle, Bell Harbor Conference Center. Sponsored by the Pacific Northwest Regional Council of the National Association of Housing & Redevelopment Officials. There will be five program tracks, Housing, Community Development, Professional Development, Maintenance and Technology. For more information or to register contact Ronald Oldham at 206/ 901-0330 or ronaldoldham@msn.com.

Cottage Homes and Neighborhoods, May 2, 8am-12 noon, Union Square Boardroom. Please join the Housing Partnership as they work to make cottage housing a reality in communities throughout the region. The goal for the morning is to develop a series of guideline that any jurisdiction can use to develop a cottage zoning approach. Cost: \$30. To register contact Michael Luis at 425/ 453-5123 or mluis@seanet.com.

Legal Issues Facing Non-Profits, May 4, 8:30am-4:30pm, Washington Convention Center, Seattle. Sponsored by the Washington State Trial Lawyers Association this one-day seminar will cover employment law, liability, non-profit tax exemption, fundraising, fraud and Internet access in the workplace. Cost: \$175 for non-profits. To register call 206/ 464-1101

Assessing Capital Needs and Replacement Reserve Levels, May 8-9, Location TBA. Sponsored by Impact Capital. This session will investigate the policies, goals, assumptions and techniques for analyzing replacement reserve requirements in residential properties. With the participation of lenders, equity partners, and policy makers, non-profit developers will leave the workshop with a set of endorsed tools for conducting building assessments. Cost: \$300. To register please call 206/ 358-0497.

All Roads Lead Home: 11th Annual Washington State Coalition for the Homeless

Conference, May 9-11, Wenatchee. Save the Date.

2nd Annual Ready, Work, Grow Conference, May 14-15, New York. Sponsored by the Enterprise Foundation. The conference will feature 30 workshops on job placement, retention, career advancement, funding, WIA, special barriers and other key workforce topics. For additional information visit www.enterprisefoundation.org.

NCSHA's Housing Credit Conference & Marketplace, June 19-22, Seattle. Sponsored by the National Council of State Housing Agencies, the first two days of this conference are for agency staff only. Costs range from \$375-\$645 depending on memberships and the number of days you plan to attend. To register call 202/ 624-7710.

Housing Washington 2001, October 15-17, Sheraton Tacoma Hotel, Tacoma. Save the Date.

*****Employment Opportunities*****

See www.HDC-KingCounty.org for up-to-date job announcements!

Compliance Manager, Plymouth Housing Group. This position ensures the organization's compliance reporting requirements with funding sources to include tenant eligibility requirements and maintaining the accounting of tenant rents and tenant files. Qualifications include: BA/BS in math, accounting, business or related field with two years related experience, experience in compliance issues, HUD and Low Income Housing Tax Credit regulations, supervisory experience and ability to work in a team. Salary: \$33,000-\$45,000 DOE + benefits. To apply send resume to PHG, 2209 - 1st Ave, Seattle, WA 98121 or jobs@plymouthhousing.org. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Deputy Director, Plymouth Housing Group. Position is responsible for budget and policy development, as well as oversight and supervision of administration, finance, property management and maintenance, social services, human resources & contract compliance. Required: BA/BS in related field and 5 years leadership experience in not-for-profit housing or related organization. Salary \$58K-\$65K DOE + benefits. Send resume and letter of interest to Plymouth Housing Group, 2209 - 1st Ave, Seattle, WA 98121 or email: jobs@plymouthhousing.org. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Director of Administration, AIDS Housing Washington. Dynamic Non-profit creating new position to assume range of administrative functions. Requires 5 years appropriate experience including human resources, contract, office management, exceptional communication and organizational skills. Masters Degree preferred. Salary range \$49,000 - \$54,000, excellent benefits. Send resume cover letter to Betsy Lieberman, Executive Director, AIDS Housing of Washington, 2025 First Ave. Suite 420. Seattle, WA 98121. **OPEN UNTIL FILLED**

Director of Property Management, Housing Resources Group. HRG, a non-profit affordable housing development and management company is seeking a Director of Property Management to be a member of the organization's leadership team and directly responsible for property management of 26 apartment buildings. This position coordinates operating and teamwork of property management, rental and maintenance departments. Directly supervises 7 and indirectly over 60 staff members (including staff training and evolution). Works with Director of Financial Management to prepare and monitor building operating budgets, capital projects and other financial matters. Provides property management expertise to development staff for new projects. Qualifications include: extensive property management experience an, budgetary management experience, and supervisory experience of at least 20 employees. Salary DOE + benefits. For more information on how to apply contact Scott Green at 206/ 623-5213, ext 210, or sgreen@hrg.org.

Employment Specialist, Plymouth Housing Group. This position is responsible for assessing the employment and training needs of participants in the PHG employment program and assisting participants in finding and retaining appropriate employment or job training. Qualifications include: AA or BA in Social and Human Services, experience working with t homeless and low-income people. working knowledge of MS Word and WA State Driver's License. Salary: \$25,100-\$30,200 + benefits. Send resume and letter of interest to Plymouth Housing Group, 2209 - 1st Ave, Seattle, WA 98121 or email: jobs@plymouthhousing.org. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Housing Developer, St. Andrew's Housing Group. The Housing Developer is a project manager who works with the Executive Director to ensure that St. Andrew's Housing Group's housing projects are developed on time and within budget, and maintained in an effective and efficient manner. The work consists of project-specific and general support of St. Andrew's Housing Group and its projects. Salary Range is \$3,333-\$4,167 per month

for full time position, DOE. Submit resume, cover letter and grant narrative written by you to Housing Developer Position, St. Andrew's Housing Group, 2650 - 148th Ave. SE, Bellevue, WA 98007 or lindah@sahg.org. For more information/job description, contact Linda Hall at 425-746-1699. **OPEN UNTIL FILLED**

Housing Stabilization Specialist, Plymouth Housing Group. This position provides intensive individuals support for persistently homeless persons in Seattle. The position assists tenants in making and sustaining reliable, positive community-based support networks, and relearning daily living skills. Qualifications include: BA/BS in the human service field, two years experience working with adults with special needs, knowledge of the issues surrounding homelessness an ability to relate to diverse backgrounds, computer literacy. Salary: \$25,100-\$30,200 + benefits. Send resume and letter of interest to Plymouth Housing Group, 2209 - 1st Ave, Seattle, WA 98121 or email: jobs@plymouthhousing.org. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Housing Program Clinical Supervisor, Community Psychiatric Clinic. Full time position providing administrative and clinical supervision to CPC's Housing program. Requires MA or supervisory experience in housing programs for person with chronic disabilities and two years relevant experience. Must be able to a handle a fast paced work environment and multi task. Excellent benefits package including employer paid med/dental/life plans and 3 weeks vacation 1st year. Send resume and cover letter identifying position to HR, CPC, 4319 Stone Way N, Seattle WA 98103. **OPEN UNTIL FILLED**

Property Manager, Archdiocesan Housing Authority. Responsible for the management and oversight of 75 units of affordable housing for farmworkers in 3 communities in Mount Vernon and Sedro Woolley. This includes all occupancy and compliance matters relating to the tax credit program. Must be bi-lingual in Spanish and English. Salary: \$29,900+ DOE. To apply send resume and cover letter to AHA, Attn: Human Resources, 1902 Second Avenue, Seattle, WA 98101. **OPEN UNTIL FILLED**

**DEADLINE FOR NEWS ITEMS
IS THE 12th OF EVERY MONTH.**